



# **Superfund Sites Work for Communities:**

*A Look at the Beneficial Effects of Superfund  
Redevelopment in EPA Region 8*





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*Cover page photos, clockwise from top left: Midvale Slag site (Utah); Kennecott (South Zone) site (Utah); California Gulch site (Colorado); Silver Bow Creek/Butte Area site (Montana).*

## Preface

*Every day, EPA's Superfund program makes a visible difference in communities nationwide. The revitalization of communities affected by contaminated lands is a key part of Superfund's mission, delivering significant benefits one community at a time, all across the country. Through EPA's Superfund Redevelopment Initiative, the Agency contributes to the economic vitality of these communities by supporting the return of sites to productive use. These regional reports highlight these community-led efforts in action, as EPA launches a new era of partnerships and works toward a sustainable future.*

## Introduction

EPA Region 8 states—Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming—are widely known for their remarkable scenery and recreational resources as well as deep ties to farming and ranching, timber production, mining, the railroad industry, and tourism. The region's beauty, history and economic strength continue to attract new residents and visitors from across the country. Local governments, state agencies and diverse organizations in these western states work hard to help older, smaller communities remain vibrant while planning carefully to accommodate growth in major cities and suburbs. A key part of this work focuses on finding new uses for old industrial and mining sites, including Superfund sites. The Superfund program in EPA Region 8 is proud to play a role in these efforts.

The cleanup and reuse of Superfund sites can often restore value to site properties and surrounding communities that have been negatively affected by contamination. Site reuse can revitalize a local economy with jobs, new businesses, tax revenues and local spending. Reuse of Superfund sites can yield other important social and environmental benefits for communities as well. Through programs like the Superfund Redevelopment Initiative (SRI), EPA Region 8 helps communities reclaim cleaned up Superfund sites. Factoring in future use of Superfund sites as part of the cleanup process helps pave the way for their safe reuse. In addition, EPA Region 8 works closely with state agencies and local officials to remove barriers that have kept many Superfund sites vacant and underused for decades. EPA Region 8 also works to ensure that businesses on properties cleaned up under the Superfund program can continue operating safely during site investigations and cleanup. This enables these businesses to remain as a source of jobs for communities.

The results are impressive. Superfund sites across the Rocky Mountain and Plains Region are now the location of industrial parks, shopping centers, hospitals, and neighborhoods. Many sites continue to host industrial operations such as large-scale manufacturing facilities. Others are now nature preserves, parks and recreation facilities. On-site businesses and organizations at current and former Region 8 Superfund sites provide an estimated 9,900 jobs and contribute an estimated \$519 million in annual employment income for Region 8 residents. Restored site properties in Region 8 generate \$3 million in annual property tax revenues for local governments.

This report looks at how reuse activities at Superfund sites make a difference in communities. In particular, the report reviews some of the beneficial effects of Superfund reuse activities at current and former Superfund sites, as well as the land values and property taxes associated with Superfund sites returned to use following cleanup.





## Support for Superfund Reuse

EPA Region 8 remains committed to making a difference in communities through the cleanup and reuse of Superfund sites. In addition to protecting human health and the environment through the Superfund program, EPA Region 8 partners with stakeholders to encourage reuse opportunities at Superfund sites. EPA Region 8 helps communities and cleanup managers consider reuse during cleanup planning and evaluate remedies already in place to ensure appropriate reuse at cleaned-up sites. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund redevelopment projects that emphasize environmental and economic sustainability.

Specific reuse support efforts in EPA Region 8 include:

- Identifying and evaluating local land use priorities to align these priorities with site cleanup plans through the reuse planning process.
- Facilitating cleanup and reuse discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help Region 8 communities and EPA find the right tools to move reuse forward at sites.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns related to Superfund site reuse through development of educational materials, comfort letters, developer agreements and environmental status reports that provide information about the appropriate use of sites. These reports, which provide information about the appropriate use of sites, are known as [Ready for Reuse \(RfR\) Determinations](#).
- Supporting partnerships with groups committed to putting Superfund sites back into use, such as the Academy of Model Aeronautics, the U.S. Soccer Foundation, the Trust for Public Land and the Rails-to-Trails Conservancy.
- Developing reuse fact sheets, videos, websites, reuse case studies and Return to Use Demonstration Project summaries to share opportunities and lessons associated with Superfund redevelopment.



All of these efforts have helped build expertise across the Rocky Mountain and Plains Region, making it easier to consider future use of Superfund sites prior to cleanup and easier to identify opportunities for removing reuse barriers. These efforts also help other communities, state agencies, potentially responsible parties and developers better understand potential future uses for Superfund sites. This helps stakeholders engage early in the cleanup process, ensuring that Superfund sites are restored as productive assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs, annual income and tax revenues.



## Superfund Reuse: The Big Picture

EPA has placed nearly 70 sites in Region 8 on the National Priorities List (NPL) since the Superfund program began in 1980. The Agency oversees investigation and cleanup at additional Superfund alternative sites in the region, and performs or oversees short-term cleanup actions as well. Many of these sites are vast, covering hundreds to thousands of acres, posing challenges for both cleanup and redevelopment. Whenever possible, EPA seeks to integrate reuse priorities into site cleanup plans.

As of 2014, over 50 NPL, Superfund alternative and removal sites have either new uses in place or uses that have remained in place since before cleanup. Many of these sites have been redeveloped for commercial, industrial and public service purposes. Others have been redeveloped for residential, recreational, ecological or agricultural uses. In addition, redevelopment of some Superfund sites in Region 8 has helped spark redevelopment of old industrial lands nearby. The following sections take a closer look at the beneficial effects of businesses located at current and former Superfund sites in Region 8 as well as the land values and property taxes associated with Superfund sites in Region 8 returned to use following cleanup.



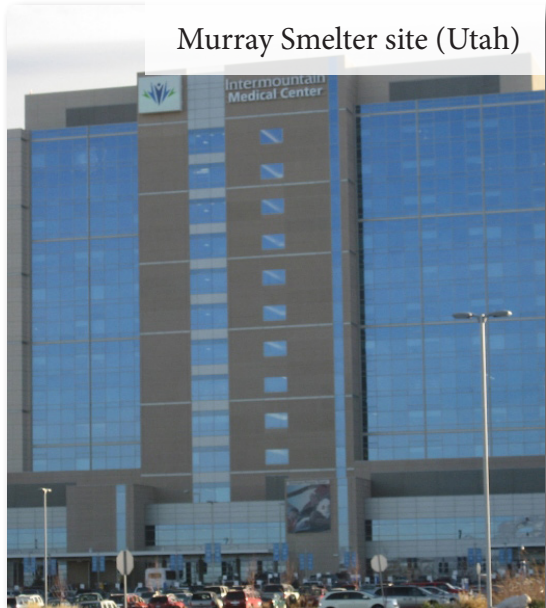
# Beneficial Effects of Superfund Site Reuse

## Businesses and Jobs

EPA has collected economic data for over 175 businesses, government agencies and civic organizations at over 25 sites in reuse and continued use in Region 8. See the State Reuse Profiles (pp. 12-17) for each Region 8 state's reuse details. Businesses and organizations located on these sites fall within several different sectors, including wholesale and retail trade, construction, manufacturing, transportation and warehousing, professional, scientific and technical services, health care and social services, and educational services.

Businesses, facilities and organizations at these sites include international engineering company FL Smidth, warehouse club and superstore Costco, home improvement center Home Depot, and Intermountain Medical Center, a hospital and health care provider.

The businesses and organizations located on these sites employ an estimated 9,952 people, contributing an estimated \$519 million in annual employment income with about \$704 million in estimated annual sales. Employee income earned helps inject money into local economies. It also helps generate state revenue through personal state income taxes. In addition to helping local communities by providing employment opportunities, these businesses help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. Table 1 provides more detailed information.



Murray Smelter site (Utah)

**Region 8 Sites in Reuse and Continued Use: Business and Job Highlights**

Businesses Identified  
178

Estimated Annual Sales  
\$704 million

Number of People Employed  
9,952

Total Annual Employee Income  
\$519 million

**Table 1. Site and business information for Region 8 sites in reuse and continued use (2013)**

|                               | Number of Sites | Sites with Identified On-Site Businesses <sup>a</sup> | On-Site Businesses Identified <sup>b,c</sup> | Total Annual Sales <sup>d</sup> | Total Employees | Total Annual Employee Income |
|-------------------------------|-----------------|---|--|---------------------------------|-----------------|------------------------------|
| In Reuse                      | 24              | 10  | 35   | \$106 million                   | 7,877           | \$422 million                |
| In Continued Use              | 20              | 9   | 44   | \$150 million                   | 622             | \$42 million                 |
| In Continued Use and In Reuse | 13              | 8   | 99   | \$448 million                   | 1,453           | \$55 million                 |
| <b>Total</b>                  | <b>57</b>       | <b>27</b>   | <b>178</b>                                   | <b>\$704 million</b>            | <b>9,952</b>    | <b>\$519 million</b>         |

<sup>a</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>b</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>c</sup> For information on the collection of businesses, jobs and sales data, see the "Sources" section of this report.

<sup>d</sup> Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.



## Sites in Reuse and Continued Use: A Closer Look

**In Reuse:** There is a new land use or uses on all or part of a site; either the land use has changed (e.g., from industrial use to commercial use) or the site is now in use after being vacant.

**In Continued Use:** Historical uses at a site remain active; these uses were in place when the Superfund process started at the site.

**In Reuse and Continued Use:** Part of a site is in continued use and part of the site is in reuse.

### Region 8 Site Examples

**In Reuse:** Midvale Slag (Utah) – the site of a former smelter and refinery now supports residential, commercial, industrial and public service uses.

**In Continued Use:** Ogden Railroad Yard (Utah) – an active rail yard has been located on the site since 1869.

**In Reuse and Continued Use:** Eureka Mills (Utah) – many long-time businesses and homes remain in place; following cleanup, new homes are being built on site.

### Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use may increase in value. This increased value can boost property tax revenues, which help pay for local government operations, public schools, transit systems and other public services. Site properties at the partly redeveloped Midvale Slag site in Utah together are now valued at over \$300 million.

Identifying increases in property values and local property taxes following cleanup and reuse is challenging due to the availability of historical property values and the difference in timing of events at sites and frequency and timing of property value assessments by local agencies. Likewise, many factors affect property values, including external economic and neighborhood factors not related to a site's contamination or Superfund site status. It is also difficult to isolate the effects of Superfund cleanup and reuse using current property values. However, these values do provide insight into the current value of Superfund properties. They also highlight the potential loss in economic value if the properties were not cleaned up and made available for reuse or continued use.

EPA has collected property value tax data for nine Superfund sites in reuse and continued use in Region 8. These sites span 645 property parcels and 1,336 acres. They have a total property value of \$925 million. Land and improvement property value information is available for seven sites; these properties have a total land value of \$218 million and a total improvement value of \$703 million.<sup>1</sup> Property tax information is available for six sites.<sup>2</sup> The properties generate a combined \$3 million in local property taxes.



Midvale Slag site (Utah)

### Region 8 Sites in Reuse: Property Value and Tax Highlights

Total Property Value

\$925 million

Total Annual Property Taxes

\$3 million

<sup>1</sup> Property values consist of land value and the value of any improvements (buildings and infrastructure) on a property. When sites are reused, some or all of these improvements may be new or already be in place. In some cases, the land value and improvement value is not always available; instead, only the total property value may be available.

<sup>2</sup> Property tax data were not available for three of the nine Superfund sites with property value data.



**Table 2. Property value and tax information for sites in reuse and continued use in Region 8<sup>a</sup>**

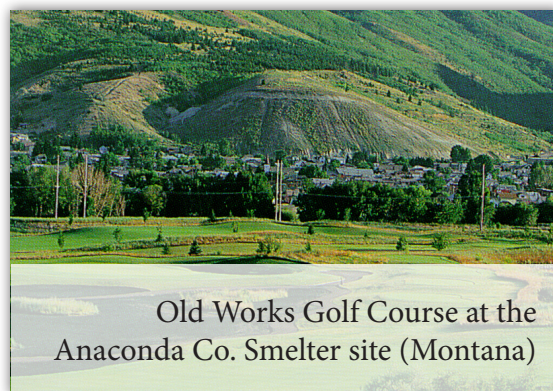
| Total Land Value<br>(7 sites) <sup>b</sup> | Total Improvement<br>Value (7 sites) | Total Property Value<br>(9 sites) | Total Annual Property<br>Taxes (6 sites) |
|--|--------------------------------------|-----------------------------------|--|
| \$218 million                              | \$703 million                        | \$925 million                     | \$3 million                              |

<sup>a</sup> Results are based on an EPA SRI effort in 2013 that calculated on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor data sets, which varied from 2011 to 2013. For additional information, see the “Sources” section of this report.

<sup>b</sup> Detailed (land and improvement) property value data as well as tax data were not available for every site.

### *Finding Value in Old Smelter Sites*

Historically, Region 8 has been home to many former mines and smelters. The legacy of those operations left behind large areas in need of remediation. Slag piles and contaminated structures, soil and ground water were common throughout the region. The sites often affect large areas and have huge impacts on local communities. Despite the large size of these sites and the often-widespread contamination, EPA, state and local governments, and other site stakeholders have proven that, with careful planning and collaboration, successful redevelopment is possible. Once contaminated, underused lands across the region now produce long-term beneficial economic and community effects. These sites are also helping revitalize surrounding areas.



In Region 8, over 70 businesses currently operate on nine different Superfund smelter sites. The businesses and organizations located on these sites employ nearly 8,000 people, contributing an estimated \$406 million in annual employment income, with about \$408 million in estimated annual sales. A few of these former smelter sites include Kennecott (South Zone) and Murray Smelter in Utah, Silver Bow Creek/Butte Area and Anaconda Co. Smelter in Montana, and the Smeltertown site in Colorado.

### **Smelter Redevelopment Success Story: Murray Smelter**

Thanks to innovative partnerships and local leadership, the Murray Smelter Superfund site in Murray City, Utah, is now a valuable community resource. Once the world’s largest primary lead smelter, the site is now home to the state-of-the-art Intermountain Medical Center, a light rail station, a commercial retail warehouse, a police training center, a school, small businesses and a cement company.

From the outset, Murray City emphasized the area’s strong redevelopment potential – its size, location and visibility in the community, access to major roadways, future light rail access and existing utility infrastructure. EPA and the Utah Department of Environmental Quality worked closely with Murray City and the responsible party to identify opportunities to coordinate the site’s cleanup and redevelopment.

The site was idle for nearly 50 years. Located in an old industrial area in need of economic revitalization, today, its redevelopment has helped address Murray City’s need for regional health care facilities, public transit access and diversified economic development. The site is home to several businesses that employ over 5,500 workers and contribute an estimated \$266 million in annual employment income. The combined assessed value of the parcels in 2012 (the most recent year valued) reached nearly \$558 million. Reuse at the site has also helped reinvigorate the area with additional development. Additionally, public transit ridership at the Murray Utah Transit Authority station has significantly reduced pollution emissions in the community.



Utah Transit Authority light rail station in Murray City



Murray City Police Training Center

## *Beneficial Effects from Enhanced Recreational, Ecological and Cultural Tourism Amenities*

In addition to hosting office buildings, shopping centers and manufacturing facilities, many Region 8 sites in reuse provide recreational, ecological and cultural tourism resources. While beneficial effects from some of these reuses, such as new hiking trails or a park, are highly visible, others – such as improved wetland health or increased biodiversity – may become more evident over the long term. These cleanups also create, restore and protect ecosystems, both on site and off site, across Region 8.

Mountain Con Park at the Silver Bow Creek/Butte Area site in Butte, Montana, spans 50 acres. Park trails – Montana's Copperway – run across the park and other parts of the site, linking historic preservation areas in Butte and Walkerville. These features have helped Butte attract state and national festivals, including the National Folk Festival from 2008 to 2010. Recreational trails are also located on parts of other remediated Region 8 sites, including the California Gulch, Ogden Railroad Yard, Milltown Reservoir Sediments and Midvale Slag sites.

Four Region 8 sites are now golf courses, providing the communities with green space, beneficial economic effects as well as recreation opportunities. Following cleanup of the Anaconda Co. Smelter in Montana, 250 acres were revegetated and developed into a 21-hole golf course. Designed by golf legend Jack Nicklaus, the course combines beautiful landscaping with historic mining artifacts. The design also includes an interpretive trail that winds around the golf course.

Cleaned-up Superfund sites in Region 8 also host wetlands, meadows, pastures, streams and ponds, where they provide habitat for plants and animals. The Rocky Mountain Arsenal (U.S. Army) and the Rocky Flats Plant (U.S. Department of Energy (DOE)) sites, for example, are now home to national wildlife refuges and support a range of different plant and animal species. Cleanup of the Silver Bow Creek/Butte Area site included the restoration of wetlands that now serve as key habitat for Osprey and migrating Canadian Geese. At the Monticello Mill Tailings (U.S. DOE) site in Utah, the City of Monticello restored three backwater wetlands along Montezuma Creek, recreating a meandering creek channel and planting it with willows to support wetlands and riparian habitat for wildlife. These recreational and ecological reuses help attract visitors and residents, and indirectly contribute to local economies.



Silver Bow Creek/Butte Area site  
(Montana)



Rose Park Sludge Pit site (Utah)



Silver Bow Creek/Butte Area site (Montana)





## Why Are Wetlands Economically Important?

Wetlands provide a wide variety of benefits to surrounding areas, including flood control, water quality improvement, fish and wildlife habitat and recreational amenities. Replacing the water treatment services they provide with man-made facilities, for example, would be expensive. These benefits are difficult to quantify at the local level, but world-wide, wetlands are estimated to provide \$14.9 trillion in ecosystem services. To learn more, see EPA's *Economic Benefits of Wetlands* fact sheet, available at:

<http://water.epa.gov/type/wetlands/outreach/upload/EconomicBenefits.pdf>

## Reuse in Action

### *Thriving Mixed-Use, Mixed-Income Development*

The 446-acre Midvale Slag site is a former smelter in Midvale City, 12 miles south of Salt Lake City in northern Utah. From 1871 to 1958, five smelters processed lead and copper ore at the site, contaminating ground water and soils, including residential properties. EPA listed the site on the NPL in 1991. Cleanup included soil removal, ground water monitoring and institutional controls. Throughout the cleanup process, EPA, state agencies, Midvale City, local citizens and the site's owner worked together to link the site's cleanup and redevelopment with land revitalization goals. In 1999, Midvale City became the first community in Region 8 selected as an EPA Superfund Redevelopment pilot project, which provided support for development of the community's Bingham Junction Reuse Assessment and Master Plan. Today, Bingham Junction has become the thriving mixed-use development envisioned by the community. There are over 1,000 residential units on the site, including units dedicated to moderate- and low-income residents. Office buildings, a supermarket and other stores have opened, with developers planning up to two million additional square feet of office and retail space. FL Smidth, an international engineering company, has Gold and Silver LEED-certified offices and laboratories on site and employs over 900 workers. In 2012, Intermountain Healthcare opened a Gold LEED-certified medical distribution center and office complex on site near Bingham Junction's light rail station. Together, the on-site businesses generate an estimated \$92 million in employee income each year. For more information, see EPA SRI's "[Where You Live](#)" page.



*"The community's vision of successful redevelopment, and its vision of a site where people and the environment are kept safe, is coming to pass ... Bingham Junction has been a remarkable undertaking to be part of."*

**– Ray Limb,  
Former Midvale City  
Development Site Coordinator**

### *Landfill Gas-to-Energy Plant*

The 507-acre Lowry Landfill site is located in Aurora, Colorado, 15 miles southeast of Denver. Starting in the 1960s, the City and County of Denver operated a municipal landfill on site. It accepted a variety of wastes until 1984 and municipal solid waste until 1990. Landfill operations resulted in contaminated ground water and soils. Gases from the buried wastes also contaminated the air spaces in subsurface soil. EPA added the site to the NPL in 1984. The site's remedy included ground water treatment, a landfill cover and a gas collection system. Following cleanup, the City of Denver, Waste Management and local utility Xcel Energy collaborated to productively reuse the site's landfill gas. In July 2007, construction began on a landfill gas-to-energy plant at Lowry Landfill and the adjoining Denver Arapahoe Disposal site. The plant, which opened in September 2008, uses four combustion engines to convert 630 million cubic feet of methane gas annually from both sites into 3.2 megawatts of electrical power.



This process reduces greenhouse gases and provides electricity for about 3,000 households. The plant minimizes methane emissions that could contribute to climate change. The plant also destroys hazardous substances in extracted landfill gas, offsets the use of non-renewable resources for the generation of electricity, and reduces the emission of sulfur dioxide, nitrogen oxide, carbon dioxide and particulate matter from the use of non-renewable resources. When fully operational, the plant will remove about 5,000 tons of methane from the landfill annually. In addition to these beneficial effects, the plant provides local employment opportunities. Waste Management employs 35 people on site. Together, they earn an estimated combined annual income of over \$1.5 million. For more information, see EPA SRI's "[Where You Live](#)" page.



## Recreational Amenities for a Historic Mining Community

The historic city of Leadville sits higher than any other incorporated city in the United States, at an elevation of over 10,000 feet. The 18-square-mile California Gulch site in Lake County, Colorado, includes Leadville and its surroundings. For over 100 years, prospectors and companies mined the area for lead, gold, silver, copper, zinc and manganese. Mining operations left slag and other materials contaminated with heavy metals in soils and waterways like the Arkansas River. EPA placed the site on the NPL in 1983. Following cleanup, EPA removed much of the site from the NPL. Today, Leadville has a growing economic base in recreation. EPA, the state, the community and the site's responsible parties worked together to make reuse possible and enhance its recreational amenities. In 1998, EPA and the state signed agreements to provide public access to open space near the Arkansas River. The community incorporated remaining slag into the design of the Mineral Belt Trail, a 12.5-mile, nationally recognized recreational trail that highlights the community's history and heritage, which opened in 2000. The U.S. Soccer Foundation awarded a grant to support planning for a \$1.5-million public sports complex built on a former zinc smelter in 2009. A community-led initiative called the Huck Finn Park Project included construction of a 21,000-square-foot skate park that opened in fall 2013. In 2014, a 100-mile stretch of the Upper Arkansas River formerly contaminated with heavy metals received a Gold Medal Trout Waters listing for the size and number of trout in the river. The recovery of the Arkansas River has the potential to greatly assist the town in growing its tourism season during the fall and spring. For more information, see EPA SRI's ["Where You Live"](#) page.



## Milltown State Park

The remarkable natural resources surrounding the Clark Fork and Blackfoot Rivers in western Montana have sustained communities, including the Bitterroot Salish, Pend d'Oreille and Kootenai tribes, for generations. From the 1860s until the late 20th century, the area was also part of one of the richest mining regions in the world. These operations generated wastes and caused widespread metals contamination. EPA listed two separate areas on the NPL in 1983 and 1995. Together, these areas comprise the Milltown Reservoir/Clark Fork River Superfund site. Cleanup is underway, and has included the removal of contaminated reservoir sediments and the historic Milltown Dam in 2010.

Throughout the project, EPA, local communities, and federal, state and tribal partners have collaborated on a coordinated approach to address cleanup, restoration and redevelopment. Assisted by an EPA Superfund Redevelopment pilot grant, area communities developed a reuse plan in 2005 that focused on creation of a state park with trails, river access, wildlife habitat and interpretive areas celebrating the region's history and heritage. In 2010, the State of Montana acquired 415 acres of the site and allocated \$2.7 million for the park's development. Today, a scenic overlook in Milltown State Park is now open; it provides a panoramic view of the Blackfoot and Clark Fork Rivers. Other parts of the park are set to open in 2014 and 2015. For more information, see EPA SRI's ["Where You Live"](#) page.



*"We started out committing to six meetings and now it has been six years. It has definitely been worth it. The project's results have turned out to be much bigger than we ever dreamed they would be."*

**– Judy Matson,  
Milltown Superfund  
Redevelopment Working Group**

# State Reuse Profile: Colorado

EPA partners with the Colorado Department of Public Health and Environment to oversee the investigation and cleanup of Superfund sites in Colorado. As of 2014, Colorado had 17 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 81 businesses and organizations operating on 9 sites in reuse and continued use in Colorado. The businesses and organizations employ over 1,300 people, contribute an estimated \$61 million in annual employment income and have about \$245 million in estimated annual sales.

**Table 3. Detailed site and business information for Superfund sites in reuse and continued use in Colorado (2013)**

|                               | Number of Sites <sup>a</sup> | On-Site Businesses Identified | Total Annual Sales <sup>b</sup> | Total Employees | Total Annual Employee Income |
|-------------------------------|------------------------------|-------------------------------|---------------------------------|-----------------|------------------------------|
| In Reuse                      | 7                            | 3                             | \$0.32 million                  | 41              | \$2 million                  |
| In Continued Use              | 5                            | 25                            | \$107 million                   | 282             | \$20 million                 |
| In Continued Use and In Reuse | 5                            | 53                            | \$138 million                   | 990             | \$39 million                 |
| <b>Total</b>                  | <b>17</b>                    | <b>81</b>                     | <b>\$245 million</b>            | <b>1,313</b>    | <b>\$61 million</b>          |

<sup>a</sup> Two sites are federal facilities. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

<sup>b</sup> Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

*Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.*

## Property Values and Property Tax Revenues

EPA has collected property value data for one Superfund site in reuse in Colorado. This site spans three property parcels and 571 acres and has a total property value of \$477,000. The total land value of the site properties is \$161,000. Their total improvement value is \$316,000. The site properties generate \$7,000 in annual local property taxes.

**Table 4. Property value and tax information for sites in reuse in Colorado**

| Total Land Value<br>(1 site) | Total Improvement Value<br>(1 site) | Total Property Value<br>(1 site) | Total Annual Property Taxes (1 site) |
|------------------------------|-------------------------------------|----------------------------------|--------------------------------------|
| \$161,000                    | \$316,000                           | \$477,000                        | \$7,000                              |

### Did You Know?

There are 27 active businesses at the Denver Radium site, a former radium processing and brick manufacturing facility in Denver, Colorado. Businesses include Atlas Metal & Iron Corporation, Katzson Brothers, Inc., and Home Depot. These businesses employ over 530 people and contribute an estimated \$20 million in annual employment income.





# State Reuse Profile: Montana

EPA partners with the Montana Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Montana. As of 2014, Montana had ten Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 12 businesses and organizations operating on seven sites in reuse and continued use in Montana. The businesses and organizations employ about 480 people, contribute an estimated \$38 million in annual employment income and have about \$36 million in estimated annual sales.

**Table 5. Detailed site and business information for Superfund sites in reuse and continued use in Montana (2013)**

|                               | Number of Sites | On-Site Businesses Identified | Total Annual Sales <sup>a</sup> | Total Employees | Total Annual Employee Income |
|-------------------------------|-----------------|-------------------------------|---------------------------------|-----------------|------------------------------|
| In Reuse                      | 6               | 8                             | \$36 million                    | 400             | \$32 million                 |
| In Continued Use              | 3               | 2                             | -                               | 13              | \$1 million                  |
| In Continued Use and In Reuse | 1               | 2                             | \$0.1 million                   | 67              | \$5 million                  |
| <b>Total</b>                  | <b>10</b>       | <b>12</b>                     | <b>\$36 million</b>             | <b>480</b>      | <b>\$38 million</b>          |

<sup>a</sup> Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

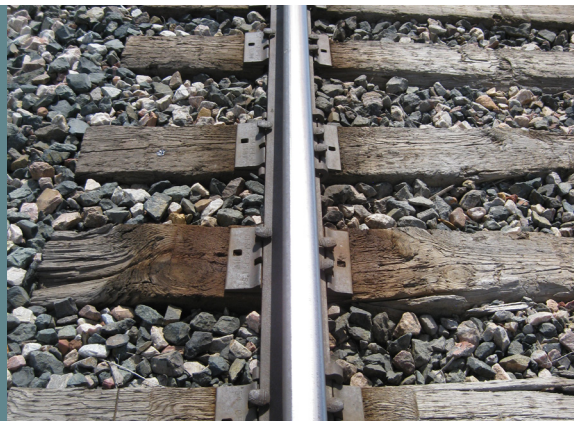
*Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.*

## Property Values and Property Tax Revenues

Property value and tax data were not available for sites in reuse or continued use in Montana.

### Did You Know?

The Burlington Northern Livingston Shop Complex site near Billings, Montana, has been home to railroad companies since 1883. The site has remained in active use throughout cleanup and is now home to a rail yard with locomotive and rail car repair and maintenance shops. Montana Rail, Inc. employs 13 people at the rail yard and contributes an estimated \$580,000 in annual employment income.



# State Reuse Profile: North Dakota

EPA partners with the North Dakota Department of Health to oversee the investigation and cleanup of Superfund sites in North Dakota. As of 2014, North Dakota had one Superfund site in reuse. The site is in use for agricultural purposes and does not have any jobs associated with it. North Dakota also has one site in continued use. The site spans several hundred square miles and includes small towns and farmland.

**Table 6. Detailed site and business information for Superfund sites in reuse and continued use in North Dakota (2013)**

|                                  | Number of Sites | On-Site<br>Businesses<br>Identified | Total Annual<br>Sales <sup>b</sup> | Total<br>Employees | Total Annual<br>Employee<br>Income |
|----------------------------------|-----------------|-------------------------------------|------------------------------------|--------------------|------------------------------------|
| In Reuse                         | 1               | -                                   | -                                  | -                  | -                                  |
| In Continued Use                 | 1               | -                                   | -                                  | -                  | -                                  |
| In Continued Use<br>and In Reuse | 0               | -                                   | -                                  | -                  | -                                  |
| <b>Total</b>                     | <b>2</b>        | -                                   | -                                  | -                  | -                                  |

*Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.*

## Property Values and Property Tax Revenues

Property value and tax data were not available for the site in reuse or continued use in North Dakota.

### Did You Know?

The Minot Landfill in North Dakota once accepted municipal and industrial wastes. Today, the site is used for agriculture. Twenty-six acres of grass on site are harvested twice a year and used for hay.





# State Reuse Profile: South Dakota

EPA partners with the South Dakota Department of Environment and Natural Resources to oversee the investigation and cleanup of Superfund sites in South Dakota. As of 2014, South Dakota had three Superfund sites with uses remaining in place since before cleanup. EPA has collected economic data for one business in continued use in South Dakota. The business employs 10 people and contributes an estimated \$444,000 in annual employment income.

**Table 7. Detailed site and business information for Superfund sites in reuse and continued use in South Dakota (2013)**

|                               | Number of Sites <sup>a</sup> | On-Site Businesses Identified | Total Annual Sales | Total Employees | Total Annual Employee Income |
|-------------------------------|------------------------------|-------------------------------|--------------------|-----------------|------------------------------|
| In Reuse                      | 0                            | 0                             | -                  | -               | -                            |
| In Continued Use              | 3                            | 1                             | -                  | 10              | \$444,000                    |
| In Continued Use and In Reuse | 0                            | 0                             | -                  | -               | -                            |
| <b>Total</b>                  | <b>3</b>                     | <b>1</b>                      | <b>-</b>           | <b>10</b>       | <b>\$444,000</b>             |

<sup>a</sup> One site is a federal facility. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

*Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.*

## Property Values and Property Tax Revenues

Property value and tax data were not available for sites in continued use in South Dakota.

### Did You Know?

The Whitewood Creek Superfund site includes an 18-mile stretch of Whitewood Creek in Lawrence, Meade and Butte counties in South Dakota. Native woodlands cover most of the site. The rest is in residential or agricultural use. EPA took the site off the NPL in 1996. Whitewood Creek is a water source for irrigation, watering livestock and recreation.



# State Reuse Profile: Utah

EPA partners with the Utah Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Utah. As of 2014, Utah had 23 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 83 businesses and organizations operating on 10 sites in reuse and continued use in Utah. The businesses and organizations employ over 8,000 people, contribute an estimated \$421 million in annual employment income and have about \$423 million in estimated annual sales.

**Table 8. Detailed site and business information for Superfund sites in reuse and continued use in Utah (2013)**

|                               | Number of Sites <sup>a</sup> | On-Site Businesses Identified | Total Annual Sales <sup>b</sup> | Total Employees | Total Annual Employee Income |
|-------------------------------|------------------------------|-------------------------------|---------------------------------|-----------------|------------------------------|
| In Reuse                      | 10                           | 24                            | \$70 million                    | 7,436           | \$389 million                |
| In Continued Use              | 6                            | 15                            | \$43 million                    | 317             | \$21 million                 |
| In Continued Use and In Reuse | 7                            | 44                            | \$310 million                   | 396             | \$11 million                 |
| <b>Total</b>                  | <b>23</b>                    | <b>83</b>                     | <b>\$423 million</b>            | <b>8,149</b>    | <b>\$421 million</b>         |

<sup>a</sup> Four sites are federal facilities. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

<sup>b</sup> Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

*Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.*

## Property Values and Property Tax Revenues

EPA has collected property value data for eight Superfund sites in reuse and continued use in Utah. These sites span 642 property parcels and 765 acres. They have a total property value of \$925 million. Six sites have property value details. Together, the site properties have a total land value of \$218 million and a total improvement value of \$703 million. Property tax information is available for five sites. The site properties generate a combined \$3 million in local property taxes.

**Table 9. Property value and tax information for sites in reuse and continued use in Utah**

| Total Land Value<br>(6 sites) | Total Improvement Value<br>(6 sites) | Total Property Value<br>(8 sites) | Total Annual Property Taxes<br>(5 sites) |
|-------------------------------|--------------------------------------|-----------------------------------|--|
| \$218 million                 | \$703 million                        | \$925 million                     | \$3 million                              |

### Did You Know?

The Empire Canyon site in Park City, Utah, is now home to the Montage Deer Valley Resort, a luxury resort featuring a “green” hotel, spa and condominium. The facility is LEED certified, employs 500 people and contributes an estimated \$30 million in annual employment income.





# State Reuse Profile: Wyoming

EPA partners with the Wyoming Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Wyoming. As of 2013, Wyoming had two Superfund sites with uses remaining in place since before cleanup.

**Table 10. Detailed site and business information for Superfund sites in reuse and continued use in Wyoming (2013)**

|                                  | Number of Sites <sup>a</sup> | On-Site<br>Businesses<br>Identified | Total Annual<br>Sales | Total<br>Employees | Total Annual<br>Employee<br>Income |
|----------------------------------|------------------------------|-------------------------------------|-----------------------|--------------------|------------------------------------|
| In Reuse                         | 0                            | 0                                   | -                     | -                  | -                                  |
| In Continued Use                 | 2                            | 1                                   | -                     | -                  | -                                  |
| In Continued Use<br>and In Reuse | 0                            | 0                                   | -                     | -                  | -                                  |
| <b>Total</b>                     | <b>2</b>                     | <b>1</b>                            | -                     | -                  | -                                  |

<sup>a</sup> One site is a federal facility. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

*Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.*

## Property Values and Property Tax Revenues

Property value and tax data were not available for sites in continued use in Wyoming.

### Did You Know?

The Mystery Bridge Rd/U.S. Highway 20 site in Evansville, Wyoming, is home to a natural gas processing facility and a 40-home subdivision. Following cleanup, both areas remain in continued use.



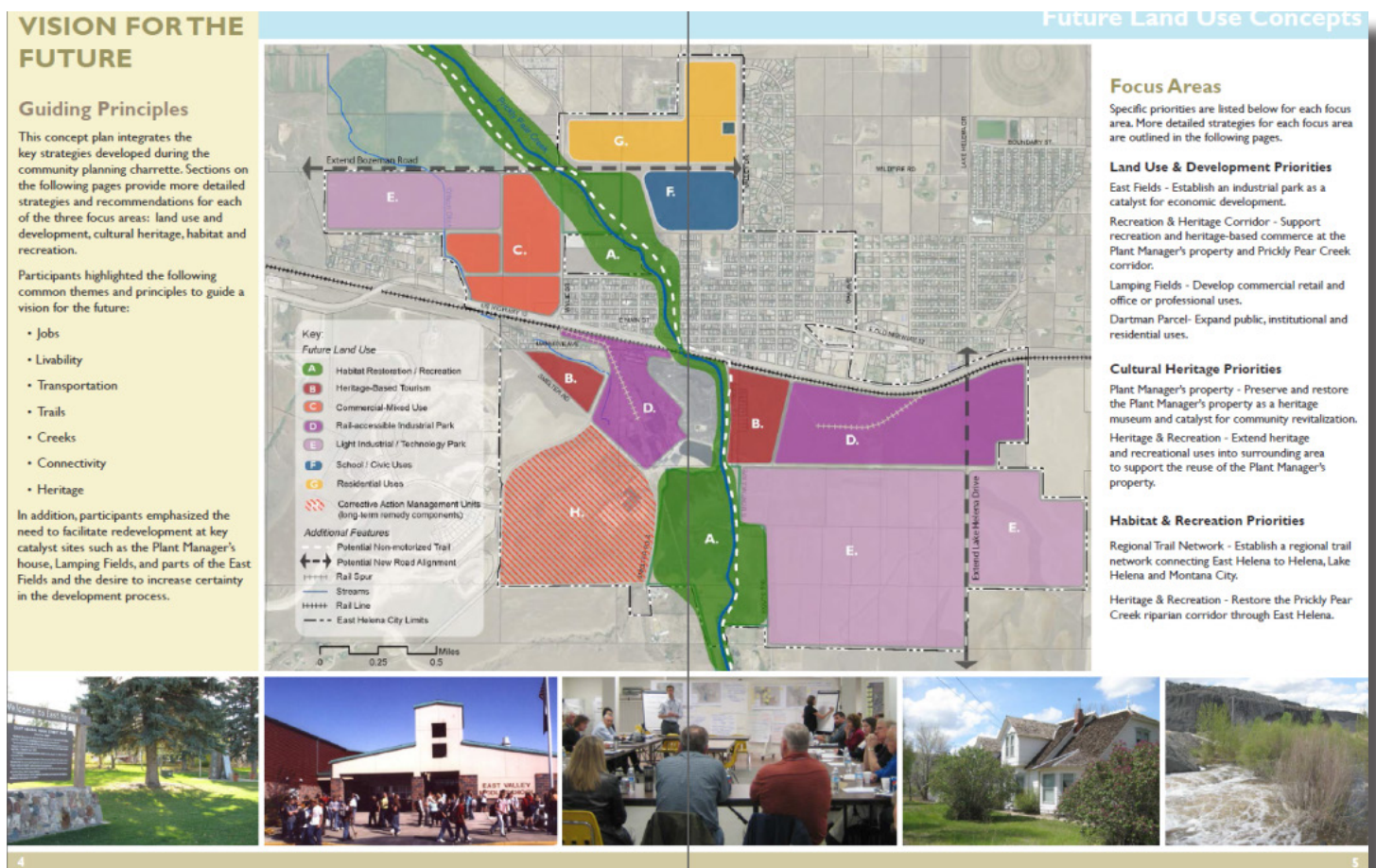
# Reuse on the Horizon

## *Transforming a Former Smelter into a Cultural Heritage District*

The East Helena Superfund site in Montana includes the community of East Helena, several subdivisions, rural agricultural areas and a former lead smelter. From 1888 to 2001, the smelter, operated by Asarco, was the engine of the local economy and became a key part of the community's history and heritage. Smelter operations contaminated significant parts of the facility, East Helena and the surrounding county. EPA placed the site on the NPL in 1984. Asarco began cleanup in the early 1990s, removing soil from residential areas. Additional cleanup activities include equipment replacement, contaminated materials storage and water treatment.

In 2009, the City of East Helena annexed former Asarco-owned lands outside the city boundary as part of planning for the community's future growth and development. Supported by the Montana Environmental Trust Group and funding from EPA's SRI, East Helena continues to evaluate future land use, growth and development options. Forty-five community representatives helped develop a revitalization framework (see graphic below) for East Helena. Priorities include light manufacturing and commercial mixed-use development, cultural heritage preservation and green infrastructure at strategic locations across the community.

Since completion of the revitalization framework in 2011, the Trust Group has analyzed alternative uses for the former Asarco properties. The Trust Group plans to market the properties for redevelopment and use the revenue to support further cleanup. The restoration of Prickly Pear Creek will include a green infrastructure corridor that will integrate the restored creek with a recreation trail, heritage exhibits and a heritage commerce district. Construction of a temporary bypass channel began in July 2013; stream restoration is scheduled for completion by 2016. Through a collaborative process, site stakeholders are returning the former smelter site back to use in ways that enhance community quality of life and help celebrate local history and cultural heritage. For more information, see EPA SRI's "[Where You Live](#)" page.





## Conclusion

EPA works closely with its partners at Superfund sites across Region 8 to make sure that sites can be reused safely and protectively following cleanup. EPA also works with existing businesses and organizations at Superfund sites throughout the cleanup process to make sure they can remain open. The businesses and organizations operating on these sites provide jobs and income for communities. They help generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values. As of 2013, Region 8 has over 50 NPL, Superfund alternative and removal sites where new uses are in place or continued uses are ongoing. Future uses are planned for many more Superfund sites in Region 8, including at least one site in five of the six Region 8 states. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in the Rocky Mountain and Plains Region.



Kennecott (South Zone) site (Utah)

The reuse of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, state agencies, local governments, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. EPA tools, including reuse assessments or plans, Ready for Reuse Determinations, comfort letters or partial deletions of sites from the NPL, often serve as the foundation for moving forward. At some sites, parties may need to take additional actions to ensure reuses are compatible with site remedies.

Results from across Region 8 indicate that these efforts are well worth it. Superfund sites are now home to large commercial and residential developments, mid-sized developments providing services to surrounding communities, and diverse small businesses. EPA is committed to working with all stakeholders, using both “tried-and-tested” tools as well as new and innovative approaches, to support the restoration and renewal of these sites as long-term assets for communities in the Rocky Mountain and Plains Region.

### EPA Resources for Superfund Site Reuse

*EPA Region 8 Superfund Redevelopment Initiative Coordinator*  
Fran Costanzi | 303-312-6571 | [costanzi.frances@epa.gov](mailto:costanzi.frances@epa.gov)

EPA Region 8 Superfund Sites in Reuse Website: list of Superfund sites in reuse for each state in Region 8.

<http://www.epa.gov/superfund/programs/recycle/live/region8.html>

SRI Website: tools, resources and more information about Superfund site reuse.  
[www.epa.gov/superfund/programs/recycle/index.html](http://www.epa.gov/superfund/programs/recycle/index.html)

## Sources

### Business, Job and Sales Information

The Hoovers/Dun & Bradstreet (D&B) database provided information on the number of employees and sales volume for on-site businesses. Hoovers/D&B provides information on businesses and corporations. It maintains a database of over 179 million companies using a variety of sources, including public records, trade references, telecommunication providers, newspapers and publications, and telephone interviews. In instances where employment and sales volume for on-site businesses could not be identified, information was sought from the Manta database. In some instances, business and employment information was also obtained from local newspaper stories and discussions with local officials and business representatives.

The BLS Quarterly Census of Employment and Wages database provided average weekly wage data for each of the businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes corresponding with each type of business with weekly wage data for corresponding businesses. If not available at the county level, wage data were sought by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, higher level (less detailed) NAICS codes were used to obtain the wage data. To determine the annual wages (mean annual) earned from jobs generated by each of the businesses identified, the average weekly wage figure was multiplied by the number of weeks in a year (52) and by the number of jobs (employees) for each of the businesses.

Business and employment data were collected in 2013. Annual employment income is based on job data estimated in 2013 using BLS average weekly wage data for those jobs from 2012 (the latest available data). All figures presented have been rounded for the convenience of the reader. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

### Property Value and Tax Information

Property value and property tax results are based on an EPA SRI effort in 2013 that calculated on-site property values and property taxes for a subset of Superfund sites by comparing available site boundary information with available parcel boundary information and by gathering information for selected parcels from county assessor data sets. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor data sets, which varied from 2011 to 2013. All figures presented have been rounded for the convenience of the reader.

### Reuse in Action

Write-ups of sites in reuse or continued use included in this study are based on available EPA resources, including SRI reuse snapshots, SRI Return to Use Demonstration Project fact sheets and SRI case studies. Business and property value data included in these write-ups reflect the latest data available. Links to EPA's SRI reuse snapshots as well as the case studies are included below.

#### ***SRI Reuse Snapshot***

<http://www.epa.gov/superfund/programs/recycle/live/region8.html>

#### ***SRI Return to Use Demonstration Project Fact Sheet***

2006. California Gulch.

<http://www.epa.gov/superfund/programs/recycle/pdf/california.pdf>

#### ***SRI Case Studies***

Midvale Slag. 2011. Cleanup and Mixed-Use Revitalization on the Wasatch Front: The Midvale Slag Superfund Site and Midvale City, Utah.

<http://epa.gov/superfund/programs/recycle/pdf/midvale-2011-case-study.pdf>

Milltown Reservoir Sediments. 2011. Integrating the “3 Rs” – Remediation, Restoration and Redevelopment: The Milltown Reservoir Sediments Site and Missoula County, Montana.

<http://www.epa.gov/superfund/programs/recycle/pdf/milltown-casestudy.pdf>

Murray Smelter. 2012. Reuse and the Benefit to Community.

<http://www.epa.gov/superfund/programs/recycle/pdf/murray-smelter-success.pdf>



### ***SRI Celebrating Success Fact Sheets***

Murray Smelter site. 2011.

<http://www.epa.gov/superfund/programs/recycle/pdf/murray-success.pdf>

Midvale Slag site. 2010.

<http://www.epa.gov/superfund/programs/recycle/pdf/midvale10yr.pdf>

### ***Other SRI Resources***

East Helena Site. Defining Our Future. October 2011.

<http://www.epa.gov/superfund/programs/recycle/pdf/easthelena-reuse.pdf>

### ***Other Resources***

Marjorie Cortez. "Intermountain's high-tech medical warehouse expected to lower costs, enhance patient care." Deseret News. September 12, 2012. <http://www.deseretnews.com/>

Toby Gooley. "Intermountain man: interview with Brent Johnson." DC Velocity. October 28, 2013.

<http://www.dcvelocity.com/articles/20131028-interview-with-brent-johnson/>



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